



Official copy of register of title

Title number EGL373364 Edition date 30.03.2021

- This official copy shows the entries in the register of title on 16 November 2023 at 14:15:55.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 16 November 2023.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title, see www.gov.uk/land-registry.
- This title is dealt with by HM Land Registry Durham Office.

A: Property register

This register describes the land and estate comprised in the title.

NEWHAM

- 1 (05.06.1998) The Leasehold land shown edged with red on the plan of the above Title filed at the Registry and being Land on the south side of King George V Dock, London.

NOTE: The docks walls are included in the title.

- 2 (05.06.1998) A Transfer of the freehold estate in the land adjoining the southern boundary of the land edged and numbered 5 in brown on the filed plan dated 19 October 1971 made between (1) The Port of London Authority and (2) Gerundive Properties Limited contains the following provision:-

"The premises do not include the fence or its foundation on the boundary of the premises between the points marked A B on the plan (or the land on which that fence and foundation stands)"

NOTE: The premises are the land transferred and points A-B denote the Southern boundary of the land edged and numbered 5 in brown on the filed plan.

- 3 (05.06.1998) The land has the benefit of but is subject for the term stated therein to rights in case of emergency only to pass and repass over emergency accessways contained in a Deed of grant dated 7 November 1991 made between (1) London Docklands Development Corporation (2) London City Airport (Developments) Limited (3) London City Airport Limited (4) John Mowlem and Company PLC and (5) The Port of London Authority upon the terms therein mentioned.

NOTE: Copy filed under EGL258669.

- 4 (05.06.1998) Short particulars of the lease(s) (or under-lease(s)) under which the land is held:



A: Property register continued

Date : 23 March 1998
Term : 200 years from 23 March 1998
Rent : One pound
Parties : (1) London Docklands Development Corporation
(2) Royal Docks Management Authority Limited
(3) Marketspur Limited

- 5 (05.06.1998) Where relevant, the provisions contained in the earlier documents or registers referred to in the above deed are set out in the registers of this title.
- 6 (05.06.1998) There are excepted from the effect of registration all estates, rights, interests, powers and remedies arising upon, or by reason of, any dealing made in breach of the prohibition or restriction against dealings therewith inter vivos contained in the Lease.
- 7 (05.06.1998) The landlord's title is registered.
- 8 Unless otherwise mentioned the title includes any legal easements granted by the registered lease(s) but is subject to any rights that it reserves, so far as those easements and rights exist and benefit or affect the registered land.
- 9 (23.03.2007) As to the part edged and lettered X in green on the title plan. Lease determined. Register closed.
- 10 (23.03.2007) The land has the benefit of the rights reserved by but is subject to the rights granted by a Transfer dated 12 February 2007 made between (1) City Aviation Properties Limited and others and (2) Docklands Light Railway Limited.

NOTE: Copy filed under EGL519266.

- 11 (20.04.2007) The land edged and numbered in green on the title plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.
- 12 (19.11.2010) The tunnels and subsoil between -23.07 and -2.15 metres below Ordnance Survey Datum, more particularly described in a General Vesting Declaration made by Docklands Light Railway Limited dated 1 April 2009, of the part tinted blue on the title plan have been removed under title number TGL339364.

NOTE: Copy deed filed under title TGL339364.

- 13 (22.03.2017) As to the part edged and lettered Y in green on the title plan Lease determined. Register closed.
- 14 (22.03.2017) A new title plan based on the latest revision of the Ordnance Survey Map has been prepared.
- 15 (22.03.2017) The land has the benefit of any legal easements granted by a Deed dated 27 February 2017 made between (1) GLA Land and Property Limited (2) Royal Docks Management Authority Limited and (3) AMI Property Holdings Limited and others.

NOTE: Copy filed under EGL240722.

- 16 (29.07.2019) The land has the benefit of any legal easements granted by a Deed (the Tail Land Deed) dated 23 July 2019 made between (1) Docklands

A: Property register continued

Light Railway Limited (2) AMI Property Holdings Limited (3) West Silvertown Properties Limited and (4) North Woolwich Properties Limited.

NOTE: Copy filed under EGL518110.

- 17 (29.07.2019) The land has the benefit of any legal easements granted by a Deed (the R Land Deed) dated 23 July 2019 made between (1) Docklands Light Railway Limited (2) AMI Property Holdings Limited (3) West Silvertown Properties Limited and (4) North Woolwich Properties Limited.

NOTE: Copy filed under EGL518110

B: Proprietorship register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (30.03.2021) PROPRIETOR: DOCKLANDS AVIATION GROUP LIMITED (Co. Regn. No. 05879149) of City Aviation House, London City Airport, London E16 2PB.
- 2 (22.04.2016) RESTRICTION: No Disposition of the registered estate by the proprietor of the registered estate is to be registered without a written consent signed by the proprietor for the time being of the charge dated 23 March 2016 in favour of The Royal Bank of Scotland PLC, referred to in the Charges Register, or their conveyancer.
- 3 (22.03.2017) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by the proprietor for the time being of the estate registered under title number EGL274217 or their conveyancer that the provisions of Clause 3.11 of the Deed dated 27 February 2017 referred to in the Property Register have been complied with or that they do not apply to the disposition.
- 4 (29.07.2019) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by a conveyancer that the provisions of clause 6.1 of the Deed (the Tail Land Deed) dated 23 July 2019 referred to in the Property Register have been complied with.
- 5 (29.07.2019) RESTRICTION: No disposition of the registered estate (other than a charge) by the proprietor of the registered estate, or by the proprietor of any registered charge, not being a charge registered before the entry of this restriction, is to be registered without a certificate signed by a conveyancer that the provisions of clause 6.1 of the Deed (the R Land Deed) dated 23 July 2019 referred to in the Property Register have been complied with.
- 6 (30.03.2021) The price stated to have been paid on 15 March 2021 was £16,090,000 exclusive of VAT.
- 7 (30.03.2021) The Transfer to the proprietor contains a covenant to observe and perform the covenants referred to in the register and of indemnity in respect thereof.



B: Proprietorship register continued

- 8 (30.03.2021) The covenant implied under section 4(1)(b) of the Law of Property (Miscellaneous Provisions) Act 1994 in the disposition to the proprietor is modified.

C: Charges register

This register contains any charges and other matters that affect the land.

- 1 (05.06.1998) The land edged and numbered 1 in brown on the filed plan is subject to the following restrictive stipulations:-

"that the Dock Company will not at any time hereafter carry on or permit upon the said plot of land secondly hereinbefore described or any part thereof any offensive noisy or dangerous trade business manufacture or occupation of any nuisance nor use the same nor allow the same to be used for any illegal purpose And the Dock Company will not land or deposit upon the said plot of land nor make or manufacture in or upon the said land any coal or coke for the purpose of being carried on or conveyed upon by the North Woolwich Railway the Eastern Counties Thames Junction Railway the Eastern Counties Railway or any of the lines of Railway or branch lines of Railway then belonging or thereafter to belong to the Eastern Counties Railway Company for sale upon or adjoining the said Railways or at any Station or Depots in connection therewith or for sale at any other place or places or upon any other lines to which the said North Woolwich Railway Eastern Counties and Thames Junction Railway Eastern Counties and Thames Junction Railway Eastern Counties Railway may lead."

- 2 (05.06.1998) The land edged and numbered 2 in brown on the filed plan is subject to the following restrictive stipulations:-

No manufacture trade business or operation of a noisome dangerous or noisy kind shall be carried on in or upon the land or any building thereon and no building shall be used as an Hotel Public House or Tavern or for the sale of beer wine and spirits.

- 3 (05.06.1998) A Conveyance of the freehold estate in the land edged and numbered 3 in brown on the filed plan dated 10 December 1853 made between (1) George Parker Bidder and (2) John Stemp contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.

- 4 (05.06.1998) A Conveyance of the freehold estate in the land edged and numbered 4 in brown on the filed plan dated 10 February 1854 made between (1) George Parker Bidder (2) John Hall and (3) Francis Charles Gibbs contained the following restrictive stipulations:-

The said John Hall for himself his heirs executors administrators and assigns covenanted and declared with and to the said George Parker Bidder his appointees heirs and assigns that he the said John Hall his heirs executors administrators or assigns should not nor would sell or manufacture in or upon the land or upon any part thereof any Coal or Coke for use upon the Eastern Counties Railway and also that he or they should not nor would carry on or permit and suffer to be carried on in and upon the land or any part thereof any offensive trade.

- 5 (05.06.1998) Two Conveyances of the freehold estate in the land edged yellow on the filed plan and other land dated 29 December 1859 made between (1) Sir Samuel Morton Peto Baronet and George Parker Bidder and (2) Victoria (London) Dock Company and 20 February 1860 made between (1) Victoria (London) Dock Company (2) George Parker Bidder and (3) Sydney Gedge contained the following restrictive stipulations.

C: Charges register continued

Against the erection of Docks without the written permission of the Victoria (London) Dock Company.

AND to the rights and powers of the Dagenham Commissioners as to the construction maintenance and repair of sea walls and drainage and other works of a like nature and generally to the Acts relating to Commissions of Sewers.

- 6 (05.06.1998) A Conveyance of the freehold estate in the land edged and numbered 5 in brown on the filed plan and other land dated 12 January 1866 contains the following covenants:-

COVENANT by William Richards for himself his heirs executors and assigns with Mary Bennett her heirs and assigns that he the said William Richards his heirs executors administrators or assigns would not deposit upon the said piece of land or upon any part thereof nor make or manufacture in or upon the same or any part thereof any coal or coke for the purpose of being carried or conveyed upon or by the North Woolwich Railway the Eastern Counties and Kent Junctions Railway the Eastern Counties Railway or any of the lines of railway or branch lines of railway then or thereafter to belong to the Eastern Counties Railway for sale upon or adjoining the said railways or at any of their stations or depots in connection therewith or for sale at any other place or places upon any other lines to which the said Railways may lead. And not to carry on or permit to be carried on in or upon the said piece of land or any houses or shops to be erected thereon any noisy noxious or offensive trade or business.

NOTE: No particulars of the parties to the Deed were supplied on first registration.

- 7 (05.06.1998) A Conveyance of the freehold estate in the land edged and numbered 6 in brown on the filed plan dated 5 December 1910 made between (1) Edward Sampson Govil and (2) Harry Osborn contains restrictive covenants but neither the original deed nor a certified copy or examined abstract thereof was produced on first registration.

- 8 (05.06.1998) A Conveyance of the freehold estate in the land edged and numbered 7 in brown on the filed plan dated 19 May 1913 made between (1) Alice Elizabeth Barwick and (2) Port of London Authority contains the following covenants:-

Not to land or deposit on said land or upon any part thereof nor make nor manufacture in and upon the same or any part thereof any coal or coke for the purpose of being carried and conveyed upon and by the North Woolwich Railway the Eastern Counties and Thames Junction Railway the Eastern Railway or any of the lines of Railway or branch lines of Railway now belonging or hereafter to belong to the Eastern Counties Railway Company for sale upon or adjoining the said Railways or at any stations or depots in connection therewith or for sale at any other place or places or upon any other lines to which the said North Woolwich Railway Eastern Counties and Thames Junction Railway or Eastern Counties Railway may lead. Not to carry on or permit and suffer to be carried on in and upon the said piece of land or any shops houses or premises to be erected thereupon any noxious noisy or offensive trade or business whatsoever.

- 9 (05.06.1998) A Conveyance of the freehold estate in the land edged and numbered 8 in brown on the filed plan dated 19 May 1913 made between (1) Ellem Stemp and Edward Hornsey and (2) Port of London Authority contains the following covenants:-



C: Charges register continued

"Not at any time to carry on upon the said premises any noisy noxious or offensive trade or business."

- 10 (05.06.1998) The part of the land in this title affected thereby is subject to the following right contained in an Agreement for Lease of the land known as the London City Airport or Stolport Site dated 8 March 1988 made between (1) The Port of London Authority (PLA) and (2) John Mowlem and Company PLC for 60 years from the date and subject to determination as therein mentioned.

SCHEDULE 3

The Tenant's Rights

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3. Full and free right of access for aircraft whilst in the air over neighbouring land and property of the PLA.

- 11 (05.06.1998) The parts of the land affected thereby are subject to the following rights granted by a Deed of grant and covenant dated 15 November 1994 made between (1) London Docklands Development Corporation (LDDC) (2) Port of London Authority (PLA) (3) London City Airport Limited (LCA) (4) Royal Docks Management Authority Limited (RODMA) and (5) Stolport Properties Limited:-

"LDDC as beneficial owner for the freehold interest in the LDDC land and RODMA as lessee under the RODMA Lease hereby respectively grant to PLA as appurtenant to its freehold interest in the Property the rights set out in the First Schedule hereto TO HOLD the same unto the PLA in fee simple

THE FIRST SCHEDULE

Rights

1. Services

The unobstructed passage of water soil gas and electricity from and to the Property to any service connections of LDDC and/or RODMA situated in under or over the LDDC land or the RODMA premises and which at the date of this Deed serve the Property together with full and free right of access to such service connections for the purpose of repair maintenance cleansing replacement and inspection thereof Provided that LDDC and/or RODMA shall be at liberty to divert the route of the service connections situated on their land to a route or routes not materially less convenient or commodious to the PLA or LCA subject to LDDC or RODMA (as the case may be):-

(i) carrying out all necessary works of diversion at its or their own cost and as expeditiously as reasonably possible

(ii) in the event that such diversion causes the use of the service connections to be temporarily interrupted to provide at its or their own cost alternative temporary facilities or service connections during the period in which the permanent service connections are out of use so that the passage of services to the Property is not interrupted save at times of minimum inconvenience approved by the PLA and LCA (such approval not to be unreasonably withheld taking into account the requirement of the PLA and LCA to operate the business at the time carried on on the Property and the need for LDDC or RODMA (as the case may be) to vary the service route and

(iii) to indemnify LCA and the PLA against all liabilities which they may

C: Charges register continued

incur as a result of the default or negligence on the part of LDDC or RODMA (as the case may be) in complying with their obligations contained in this proviso

NOTE: The definitions used in the Deed are as follows:-

"RODMA Lease

The Lease dated 28 September 1990 and made between LDDC (1) and RODMA (2) whereby the RODMA premises were demised by LDDC to RODMA for the term of 225 years from 28 September 1990.

Property

All that property known as London City Airport Connaught Road in the London Borough of Newham and the fuel storage area adjacent thereto as the same are registered at Land Registry under titles numbers EGL147506 AND EGL240948.

LDDC Land

The land and buildings at the Royal Docks in the London Borough of Newham at the date hereof comprised within title number EGL258669 and (but for the purpose only of the right set out in paragraph 1 of the First Schedule hereto) the land and buildings at the Royal Docks comprised in title numbers EGL218658 and EGL243390 and the land transferred to the LDDC by a Transfer of even date herewith and known as Plot 499B and each and every part of all such land and buildings.

RODMA premises

The premises at the date hereof comprised within the RODMA Lease.

- 12 (16.04.2010) The parts of the land affected thereby are subject to the rights granted by a Deed dated 24 February 2010 made between (1) City Aviation Properties Limited (2) North Woolwich Properties Limited (3) London City Airport Limited and (4) West Silvertown Properties Limited for a term of 8 years from 24 February 2010.

NOTE:-Copy filed under EGL291578.

- 13 (19.11.2010) The land is subject to the rights created by a General Vesting Declaration dated 1 April 2009 by Docklands Light Railway Limited.
- 14 (22.04.2016) REGISTERED CHARGE dated 23 March 2016 affecting also other titles.

NOTE: Charge reference EGL240722.

- 15 (06.08.2018) Proprietor: THE ROYAL BANK OF SCOTLAND PLC (Scot. Co. Regn. No. SC083026) of 36 St. Andrew Square, Edinburgh EH2 2YB.
- 16 (22.04.2016) The proprietor of the Charge dated 23 March 2016 referred to above is under an obligation to make further advances. These advances will have priority to the extent afforded by section 49(3) Land Registration Act 2002.

End of register

